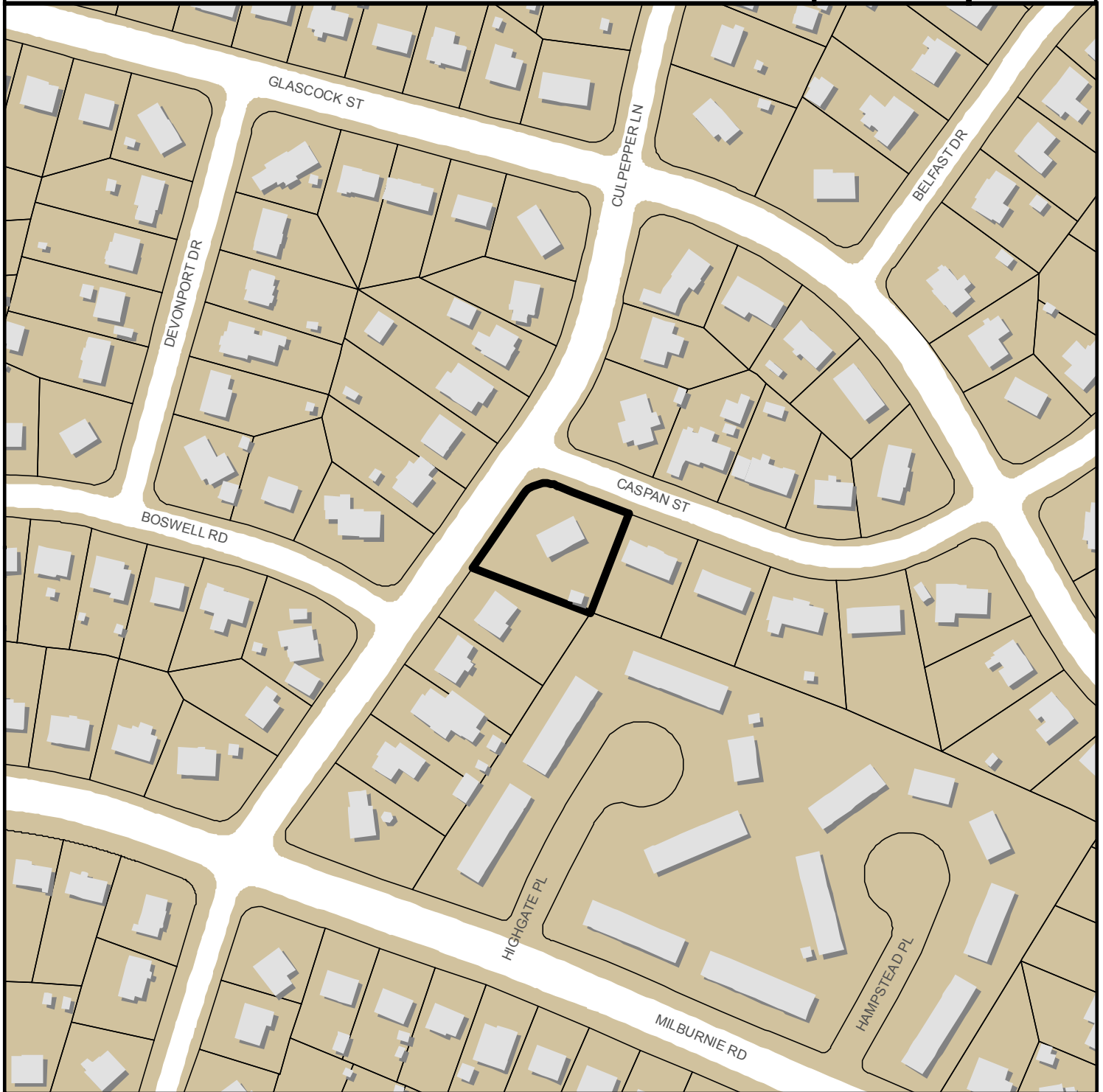


LOCKWOOD SUBDIVISION LOTS 294 AND 294R



0 245 490 Feet

Zoning: **R-10**

CAC: **East Raleigh**

Drainage Basin: **Crabtree Basin**

Acreage: **0.38**

Number of Lots: **2**

Planner: **Meade Bradshaw**

Phone: **(919) 996-2664**

Applicant: **Ronald Williams**

Phone:





Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number Assigned Project Coordinator Assigned Team Leader
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION	
Development Name <u>Lockwood</u>	
Proposed Use <u>Residential</u>	
Property Address(es) <u>904 Culpeper Ln Raleigh NC 27610</u>	
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: <u>1714-82-2810</u>	
P.I.N. Recorded Deed <u>DB 15896 Pg 2251</u>	P.I.N. Recorded Deed
P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:	
PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. <u>Minor Subdivision - 1 Lot</u>
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.
CLIENT (Owner or Developer)	Company
	Name (s) <u>Ronald D. Williams</u>
	Address <u>904 Culpepper Ln Raleigh NC 27610</u>
Phone	Email
Fax	
CONSULTANT (Contact Person for Plans)	Company <u>True Line Surveying</u>
	Name (s) <u>Curt Lane</u>
	Address <u>205 W. Main St Clayton NC 27520</u>
Phone <u>(919) 359-0427</u>	Email <u>curt@truelinesurveying.com</u>
Fax <u>(919) 359-0428</u>	

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) <u>R-10</u>	Proposed building use(s) <u>Residential</u>
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross <u>Removed</u>
Overlay District	Proposed Building(s) sq. ft. gross <u>N/A</u>
Total Site Acres <u>0.36</u> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <u>N/A</u>
Off street parking Required <u>N/A</u> Provided	Proposed height of building(s) <u>N/A</u>
COA (Certificate of Appropriateness) case # <u>N/A</u>	FAR (floor area ratio percentage) <u>N/A</u>
BOA (Board of Adjustment) case # A- <u>N/A</u>	Building Lot Coverage percentage <u>N/A</u> (site plans only)
CUD (Conditional Use District) case # Z- <u>N/A</u>	

Stormwater Information

Existing Impervious Surface acres/square feet <u>1578 SF</u>	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <u>N/A</u> acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

Single family lot subdivision

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots <u>N/A</u> Detached Attached	11. Total number of all lots <u>2</u>
2. Total # Of Single Family Lots <u>7 Existing - 2 Proposed</u>	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units <u>N/A</u>	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units <u>N/A</u>	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots <u>N/A</u>	b) Total number of Single Family Lots
6. Total Number of Hotel Units <u>N/A</u>	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) <u>N/A</u>	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) <u>N/A</u>	f) Total Number of Phases
10. Total number of Open Space (only) lots <u>N/A</u>	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Cory Lane / JALINE SURVEYING to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] Date 3-4-15

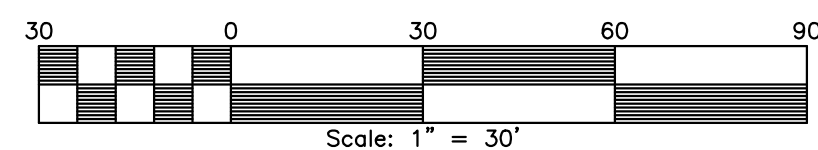
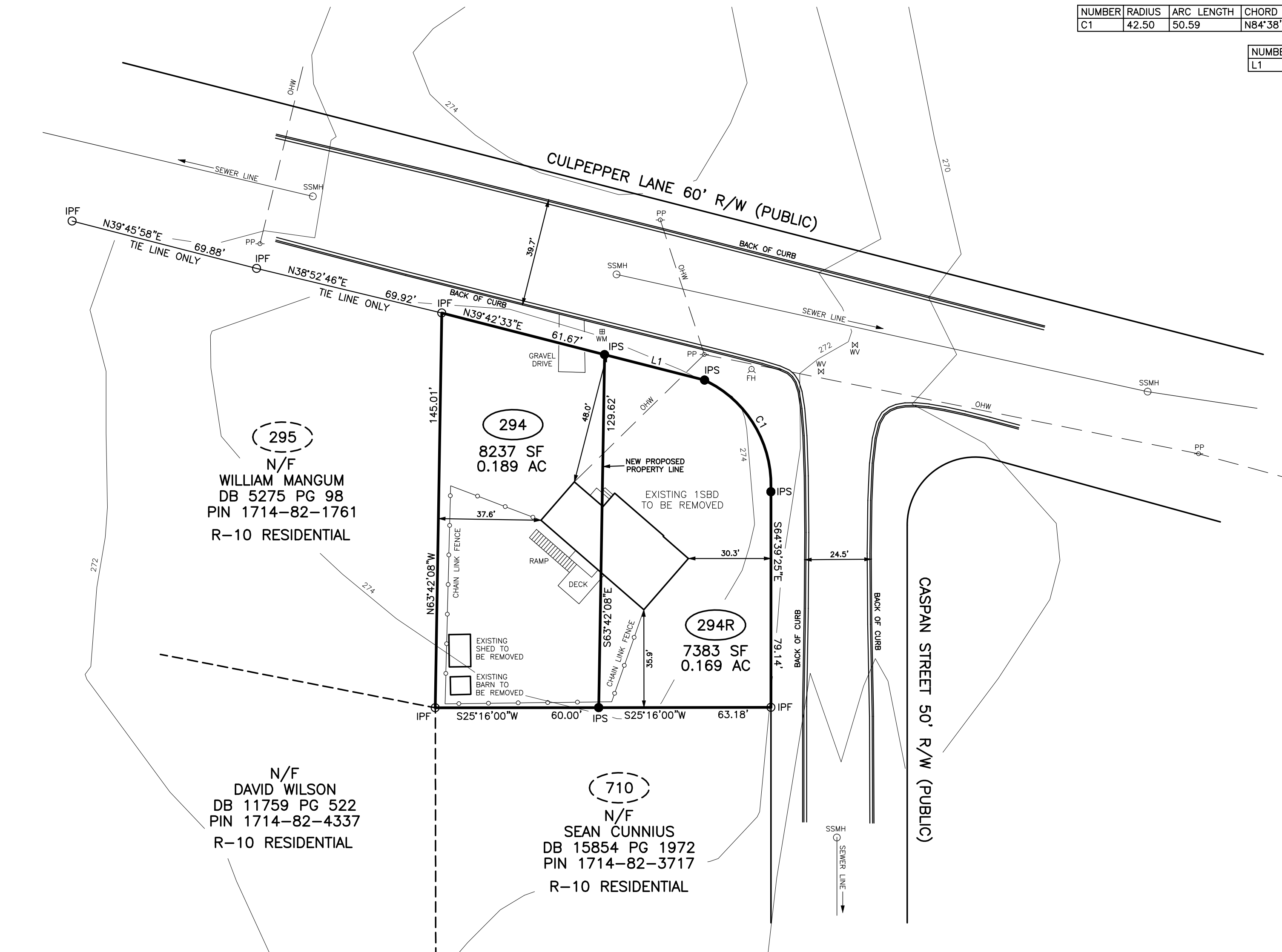
Signed _____ Date _____

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input type="checkbox"/>		✓		
2. Preliminary Development Plan Application completed and signed by the property owner	<input type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>			✓
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input type="checkbox"/>			✓
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input type="checkbox"/>			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input type="checkbox"/>			✓
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input type="checkbox"/>			✓
i) Transportation Plan	<input type="checkbox"/>	<input type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input type="checkbox"/>				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input type="checkbox"/>			✓
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input type="checkbox"/>			✓

BOM 1955 PG 48

NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	42.50	50.59	N84°38'50"E	47.66

NUMBER	DIRECTION	DISTANCE
L1	N39°42'33"E	37.88'



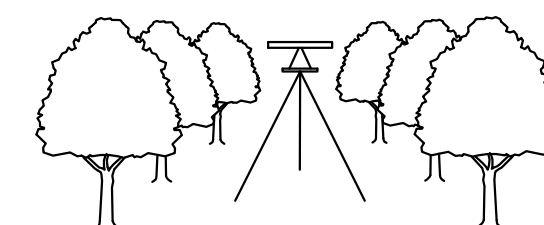
SHEET 1

LEGEND

IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
CMF	CONCRETE MONUMENT FOUND
PKNF	PARKER-KALON NAIL FOUND
PKNS	PARKER-KALON NAIL SET
RRS	RAILROAD SPIKE
CSF	COTTON SPIKE FOUND
CSS	COTTON SPIKE SET
CC	CONTROL CORNER
CP	COMPUTED POINT
P/P	POWER POLE
OPW	OVERHEAD POWER LINE
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
AC	ACRE
DB	DEED BOOK
PB	PLAT BOOK
BOM	BOOK OF MAPS
PG	PAGE
LF	LINEAR FEET
15S	LOT HAS OFFSITE SEWER
15SL	OFFSITE SEWER LOT
15R	RECOMBINATION LOT
100	STREET ADDRESS
---	---
---	LINES NOT SURVEYED

SURVEYED BY:	DANIEL
DRAWN BY:	DANNY
CHECKED BY:	C. LANE PLS
DRAWING NAME:	SUBDIVISION.DWG
SURVEY DATE:	2/19/14
JOB NO.	2401.001

TRUE LINE SURVEYING, P.C.



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CLAYTON, N.C. 27520
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